

The Wethersfield Historic District Commission held a Public Hearing on April 23, 2013 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson  
Michael Rell, Vice Chairperson  
Cynthia Greenblatt, Clerk  
Douglas Ovian, Alternate  
Paul Courchaine, Alternate

Members Absent: John Maycock  
Mark Raymond  
Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator  
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Greenblatt, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on April 11, 2013.

**APPLICATION NO. 4136-13.** Ardian Latifi seeks to install a 240 gallon above ground propane tank at 225 Middletown Avenue.

Applicant was not present. The applicant left a telephone message with the Town Manager that he would be unable to attend the meeting and to continue it to the next meeting.

**APPLICATION NO. 4137-13.** Bill and Lisa Leonard seek to construct a 12'x18' covered porch attached to the rear of the house at 71 Center Street.

Bill and Lisa Leonard, 71 Center Street, appeared before the Commission. They would like to construct a 12'x16' open porch on the rear of the house. It will be on a raised decking platform and will have a hip style roof to match the house. Photos were submitted. There will be square pillars on the corners. They will use 2x10 pressure treated wood. There will be no wrap/lattice, but they will use cement board around the base if they have room. There will be no rails. The decking material will be Trex in a beige/gray color. The trim will be white.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4138-13.** Lee Hurn and Jennifer Kelly seek to install a 3 ½' wood picket fence at 94 Garden Street.

Lee Hurn and Jennifer Kelly, 94 Garden Street, appeared before the Commission. They would like to install a 3 ½' wood picket fence in the back yard. A plot plan was submitted. It will meet up with the neighbor's fence, which is chain link. There will be one gate by the garage (possibly two). They will use straight posts. The good side of the fence will face out. Photos of the hardware for the gate(s) were submitted.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Don Jensen, 100 Garden Street, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4139-13.** John Petruck seeks to install a 5' wood privacy fence with 12" of lattice at 62 Center Street.

Alicia and John Petruck, 62 Center Street, appeared before the Commission. They would like to install a 5' tongue and groove cedar privacy fence with 12" of lattice. A plot plan was submitted. They would like to add two 18" square brick posts and tie the cedar into them with bluestone caps. Photos were submitted. They would like to have two gates. The gates will match the fence and there will be no exposed hardware.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4140-13.** Arnold Uvino seeks to replace the existing wood front steps with blue stone and brick steps and install cedar railings at 6 Hubbard Place.

Arnold Uvino, 6 Hubbard Place, appeared before the Commission. A pine tree fell on the existing stairs and destroyed them. He would like to install bluestone with brick front stairs (photos were submitted of the proposed railing design). Gove Restoration will install the cedar railings on the front and side stairs. The railings will be tied into the two pillars on the top and then tied into the bluestone on the bottom step. There will be a landing on the top (36") and four steps (14" each). The side steps will not change, but railings that match the front stairs will be added.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4142-13.** Paul Lisella seeks to replace eleven (11) second story windows, demolish the one (1) story enclosed porch on the rear of the house and construct a two (2) story addition approximately 35'x20' on the rear of the house at 32 Hartford Avenue.

Paul Lisella, 32 Hartford Avenue, and Doug Lisella, 37 Belmont Street, appeared before the Commission. Drawings were submitted. The existing second story windows will be replaced with Harvey Majesty all wood, aluminum clad windows. Harvey Majesty windows are already installed on the first floor. They will also be using the Harvey Majesty windows on the addition. On the addition, they will match the shingles, wood siding and all trim detail. They will match the existing brick on the foundation. A sample of the brick was provided. They will extend the ½ round copper gutters. There will be a door on the west elevation. It will be a Fiber Classic solid core vinyl door with wood grain and no light divisions. The north elevation door will be similar but will have one light division. There will be one light on each side of the north facing window. They will have a single light on the west side. The lights will match existing black lantern style lighting. There will be chimney on the west side of the house on the addition towards the back. It will be for a fireplace. It will not be exposed below the roof. There will be a single flue with a concrete top and a standard cage style chimney cap.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

**APPLICATION NO. 4143-13.** Phillip and Cynthia Rouquie seek to demolish the two (2) car garage at 15 Main Street.

Phillip and Cynthia Rouquie, 410 Church Street, appeared before the Commission. They would like to demolish the existing large detached two car garage at the rear of the property. Currently, you can't get a vehicle in the existing garage and it is in disrepair. Photos were submitted. They would like to add greenery and a patio behind the house. They plan on painting the remaining building red to make it look like a barn.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application.

Arline Hallisey, 9 Main Street, spoke, but was neither in favor nor opposed to the application.

Commissioner Garrey asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Rell seconded by Commissioner Greenblatt, and a poll of the Commission, it was voted to close the public hearing, leaving Application 4136-13 open, and to open the public meeting.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4137-13.** Bill and Lisa Leonard seek to construct a 12'x18' covered porch attached to the rear of the house at 71 Center Street.

Upon motion by Commissioner Ovian seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that this is a simple porch design and will have minimal impact. The roofline mirrors the side porch roofline. It is perfectly appropriate.

Commissioner Ovian stated that the substitute materials are in a location where they are not particularly visible and where they will cheat the eye from the front public way view and it will be a successful use of substitute materials as a result.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4138-13.** Lee Hurn and Jennifer Kelly seek to install a 3 ½' wood picket fence at 94 Garden Street.

Upon motion by Commissioner Courchaine seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that this is a nice picket fence and it's a perfect property for that fence, both the style of the house and the property, so it doesn't block their beautiful yard from view.

Commissioner Ovian stated that the way that the fence lands, he normally thinks of as a homeowner's decision since fences come and go, but Garden Street is interesting since the houses are at different angles. So it is hard to try and choose traditional angles, and the way that they chose to land them will be successful. In this particular case, the homeowner's presentation is the best way to go.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4139-13.** John Petruck seeks to install a 5' wood privacy fence with 12" of lattice at 62 Center Street.

Upon motion by Commissioner Courchaine seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that this homeowner has done a lot of brickwork on this house and he doesn't have any concern about the brickwork. He was a little concerned about the fence post cap next to the brick cap. He's never seen anything like it. He doesn't have an issue with the fence abutting the brick post, but he doesn't know about the decorative cap on the fence post next to the brick post. There is very little front to that fence even though it comes to the front of the property. It is just from the gated arch, then from the corner of the house to the corner of the property.

Commissioner Ovian stated that it will be interesting how it all gets executed. The height of the fence is one that the Commission has approved before. It's nice when the last foot is softened a little bit like they are doing with this particular installation. He thinks that because they've done so much other brickwork, the Commission has a level of confidence about approving what they are describing in that area. They aren't particularly sure, otherwise there would be more of a reservation about it. He shares the general concern as Commissioner Rell, however, in the denser neighborhoods of Old Wethersfield it is now common to find these 6' fences. In some ways, there are so many of them that he doesn't think it will be as much out of place as you might think. They are not uncommon.

Commissioner Rell stated that Commissioner Ovian makes a good point about the 5' privacy fence being softened by a foot of lattice, but it is still 6' of fence.

Commissioner Greenblatt stated that the part of the fence that faces the street is very short.

Aye: Garrey, Greenblatt, Courchaine, Ovian

Nay: Rell

**APPLICATION NO. 4140-13.** Arnold Uvino seeks to replace the existing wood front steps with blue stone and brick steps and install cedar railings at 6 Hubbard Place.

Upon motion by Commissioner Rell seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application as submitted.

### **Discussion**

Commissioner Garrey stated that the stone stair replacements that aren't successful are the ones where they make a larger landing. The Commission has seen some very unsuccessful wood replacements. When the stairs were first built they did not conform to today's building codes so when they are replaced, they do not look like the original with or without a landing. The rise and run of the stairs is not conforming so you will see a totally different look, plus the railings were very simple.

Commissioner Ovian stated that what he's modeling this after is beautiful. It is a challenge to try to retrofit these Hubbard bungalows with the landings. Some of them are successful. More often than not, they don't look as good as what was there. It will be interesting to see how this works as a possibility. If successful, they'll have a better example for some other homeowners to be influenced by. These houses were not meant to have landings in front of them because the porch was the landing. It's natural for building officials to think of them in a different way than architectural historians might, but he doesn't know that it works all the time.

Commissioner Rell stated that he thinks it would be a good improvement since there is nothing there right now, but masonry versus the wood would be an improvement. Much like a lot of the Hubbards, there is that large stucco area to the rear so there is some masonry work to most Hubbards like that.

Commissioner Greenblatt stated that she's not sure that this house was intended to have masonry steps, blue stone and brick. The original design was wood.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4142-13.** Paul Lisella seeks to replace eleven (11) second story windows, demolish the one (1) story enclosed porch on the rear of the house and construct a two (2) story addition approximately 35'x20' on the rear of the house at 32 Hartford Avenue.

Upon motion by Commissioner Ovian seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that they are using a very successful window. They have seen the windows on the house already. The roofline matches the existing. The shed addition to the rear on the back is reflective of a porch that those houses would have had. It's all very sensitive to the original architecture and it's a nice piece of property. He thinks it will be successful.

Commissioner Ovian stated that this is a beautiful house and he thinks that the design, as he mentioned, that he used an architect that is familiar with that type of building style and it's evident. If it weren't for the drawing being shaded for the new areas, you would think it had been there for years. He thinks it will be a very successful project.

Commissioner Rell stated that they are tying the whole house in with the siding and the copper gutters. It looks like it was original to the house.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

**APPLICATION NO. 4143-13.** Phillip and Cynthia Rouquie seek to demolish the two (2) car garage at 15 Main Street.

Upon motion by Commissioner Greenblatt seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application as submitted.

**Discussion**

Commissioner Garrey stated that you can definitely see from the pictures it's an older building but it looks like a garage. Had it been the tin shop, it has been altered significantly. It's an older structure, it has some significance. He wouldn't normally suggest demolishing a building, but to the point of massing, you can't really move the building successfully. The building is definitely in disrepair and not of original design. It has no noteworthy architectural style to it.

Commissioner Ovian stated that he is glad the neighbor came and spoke. The issue of whether or not that building has some significance gives him some pause. Aside from that, what they are talking about doing is exciting. It's exciting that the building in the back might be restored. He's not sure if the cupola would work or not. In terms of massing, that building in between is a problem for them.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

**MINUTES OF APRIL 9, 2013**

Upon motion by Commissioner Courchaine, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the April 9, 2013 meeting as submitted.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

**OTHER BUSINESS**

**Public comments on general matters of the Historic District**

None.

**Report of the Historic District Coordinator**

None.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Rell, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 8:53 PM.

Aye: Garrey, Rell, Greenblatt, Courchaine, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Cynthia Greenblatt  
-Clerk Pro Tem-